

MEMORANDUM

JUNE 27, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD GARVER, DEPUTY DIRECTOR, COMMUNITY DEVELOPMENT
Wm. ARTHUR REILLY, PROJECT DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
MASS PROJECT R-55
DISPOSITION PARCEL R-45C
FINAL DESIGNATION OF REDEVELOPERS

Parcel R-45C consists of approximately 821 square feet of vacant land located between 333 Rutherford Ave. and Carr's Shell Station. This small piece of land was left from the area developed by Shell, and is separated by a fence.

Mr. Edward Flannagan and Mr. Rocco Paoletta have purchased 333 Rutherford Ave. and have requested purchasing this land for a landscaped sideyard.

It is therefore recommended that the Authority approve the final designation of Edward M. Flannagan and Rocco Paolette as redevelopers of Parcel R-45C in the Charlestown Urban Renewal Area.

An appropriate resolution is attached.



PARCEL R-450J
 LOCATION 31 Rutherford Ave
 R-59E - 35 Rutherford Ave.

USE Yard space

D.U.'s

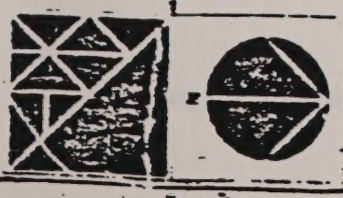
AREA 821 sq. ft. R-450
 WIDTH 1270' - R-59E
 DEPTH
 ACCESS
 PARKING
 ZONING

NOTES:
 PARCEL BOUNDARIES AND AREAS BASED ON
 CITY ASSESSORS MAPS ARE APPROXIMATE
 PENDING FINAL SURVEY.
 FOR DEFINITIONS, STANDARDS & CONTROLS
 SEE:
 CHARLESTOWN URBAN RENEWAL PLAN
 PROJECT NO. MARS. R-88
 BOSTON REDEVELOPMENT AUTHORITY
 FEBRUARY 28, 1968.



DISPOSITION
 PARCELS
 DATE:

Charlestown
 Urban Renewal Area
 Massachusetts R-55



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF EDWARD M. FLANAGAN AND
ROCCO PAOLETTA
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL R-45A
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Edward M. Flanagan and Rocco Paoletta have expressed an interest in and/or have submitted a satisfactory proposal for the development of Parcel R-45A in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Edward M. Flanagan and Rocco Paoletta be and hereby is finally designated as Redeveloper(s) of Parcel R-45A in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Edward M. Flanagan and Rocco Paoletta possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Edward M. Flanagan and Rocco Paoletta for the development of Parcel R-45A conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-45A to Edward M. Flanagan and Rocco Paoletta, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

✓ 1. a. Name of Redeveloper:

Edward M Flanagan

Rene P. Kelly

✓ b. Address and ZIP Code of Redeveloper:

33 Pine Ridge Rd

Riverside Ave

Medford, Mass 02155

Boston, Mass 02111

c. IRS Number of Redeveloper:

Business Address: 33 Pine Ridge Ave

Charlestown, Mass 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area Mass R-55

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass
is described as follows²

Disposition Parcel R-45C

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

☒ B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Edward Flanagan and Rose E. Boletta
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

✓ Dated: 2/9/84

Dated: 2/9/84

✓ Edward Flanagan
Signature

Rose E. Boletta
Signature

Tenant in Common
Title

Tenant in Common
Title

33 Pine Ridge Rd, Medford, MA 02155
Address and ZIP Code

70 Commonwealth Ave Boston 02116
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

